

**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING & ZONING DIVISION  
HISTORIC LANDMARKS COMMISSION**

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# **Historical Landmarks Commission**

## **Staff Reports 2021**

**Monday, August 9, 2021  
5:30 P.M.  
Forum Conference Room**

**Agenda**  
**Springfield Historic Landmarks Commission**  
**Springfield, Ohio**  
**Monday, August 9, 2021**  
**5:30 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of July 12, 2021 Meeting Minutes** ACTION
- 4. Case # 21-08 1211 S Fountain Ave – Painting exterior of house** DISCUSSION &  
ACTION
- 5. Case # 21-10 735 S Fountain Ave- New Siding** DISCUSSION &  
ACTION
- 6. Adjourn – Next meeting is September 13, 2021** ACTION

## 2021 Springfield Historic Landmarks Commission Call to Order: Roll Call

<b>Name</b>	<b>Term Expiration</b>
Brad Miner	07/20/2022
Jeff Smith	01/03/2023
Becky Krieger	08/14/2021
Craig Genet	08/03/2022
Carolyn Young	04/09/2022
Mike Walters	03/02/2024
Amanda Lantz	02/16/2024

## **SPRINGFIELD HISTORICAL LANDMARKS COMMISSION**

### **Summary Minutes –July 12, 2021**

**MEMBERS PRESENT:** Mike Walters, Amanda Lantz, Craig Genet, Brad Miner, Jeff Smith, and Becky Krieger

**MEMBERS ABSENT:** Carolyn Young

**STAFF PRESENT:** Stephen Thompson and Cheyenne Shuttleworth

**OTHERS PRESENT:** Applicants.

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The meeting was called to order at 5:30 p.m. by Ms. Krieger.

Ms. Krieger asked for a motion to approve the minutes.

**APPROVAL OF MINUTES:** Minutes of the June 7, 2021 meeting.

Motion by Mr. Miner to approve the minutes. Seconded by Mr. Waters.

**DECISION:** Approved unanimously by roll call.

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#### **CERTIFICATE OF APPROPRIATENESS:**

**CASE # 21-08**

**ADDRESS:** 1211 South Fountain Avenue.

**NAME:** Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506.

**PROPOSED WORK:** Painting exterior of house.

#### **ACTION:**

Approval of the Certificate of Appropriateness.

Mr. Thompson gave the staff report. Ms. Krieger asked if the applicant explained why he chose the color grey. Mr. Thompson explained the applicant stated he did not like the yellow color. Mr. Miner questioned if there was a reason for the specific choice of greys that were presented. Mr. Thompson stated he was unsure. Mr. Smith explained the grey would be really dark but he did like them, just not for the historical district. Mr. Smith explained the colors could work out great as a trim but the entire house painted the dark grey with bright white trim will be very dark. Mr. Smith suggested an accent color, different trim or lighter grey. Mr. Miner questioned if there was justification for denying paint colors because the board did not like it. Ms. Lantz asked if there were other houses in the neighborhood with similar colors. Ms. Krieger explained looking at other colors in the neighborhood would be a good idea. Ms. Lantz explained houses in South Fountain Historical district are pretty vibrant and felt the grey would not blend well. Ms. Krieger questioned if there has been any approvals with similar colors. Ms. Krieger stated the only house she could think of was The Flemings house with black and white. Mr. Smith explained they had approved a dark charcoal and white for trim with the brick. Mr. Smith it was not the entire house. Mr. Smith explained if the applicant was present he would ask if the applicant would mind going with a lighter grey and white, he would not be opposed to that. Mr. Miner agreed and suggested maybe a more vibrant grey with hints of colors. Ms. Krieger stated the colors approved for The Flemings house were secondary colors to the brick.



Mr. MinerD asked if the applicant was hard to get a hold of. Mr. Thompson stated that was correct but the case could be tabled and he could contact the applicant to let them know the board would like to have a discussion about the colors. Ms. Lantz explained the colors would clash with the other houses in the neighborhood. Ms. Krieger explained the colors are from the darkest section of colors. Ms. Krieger suggested even bumping one to two rows to go a little lighter with the grey. Mr. MinerD suggested using a color in the trim. Mr. Smith explained there was a house in the neighborhood that had an earthy grey with a bluish trim and it looked great.

**MOTION:** Motion by Mr. MinerD to table the case until the applicant could be present for discussion. Seconded by Mr. MinerD.

**YEAS:** Ms. Lantz, Mr. Walters, Mr. Smith, Mr. MinerD, and Ms. Krieger.

**NAYS:** None.

**ABSTAIN:** None.

**Motion Approved.**

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#### **BOARD COMMENTS:**

Mr. Genet walked in at 5:40 as the board finished voting on the motion. He agreed when he seen the paint colors they would be dark. Board members discussed some code enforcement concerns throughout the neighborhood.

#### **STAFF COMMENTS:**

Mr. Thompson introduced the new City Planner, Ms. Vaidehe Agwan.

#### **ADJOURNMENT:**

Ms. Krieger asked the board if they were in favor of adjourning the meeting, to say yea. All opposed, say nay.

Hearing none, Ms. Krieger adjourned the meeting.

Meeting adjourned at 5:44 p.m.

# **Case # 21-08**

**1211 S. Fountain Ave.**

**Painting Exterior of House.**

## STAFF REPORT

TO: Landmarks Commission

DATE: June 2, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-08

### **GENERAL INFORMATION:**

Applicant:	Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506
Owner:	Eric Dehart, 1211 S Fountain Ave., Springfield, OH 45506
Requested Action:	Certificate of Appropriateness
Purpose:	Painting exterior of house
Location:	1211 S Fountain Ave.
Size:	0.12 acre
Existing Land Use and Zoning:	Residential, RS-8, Medium-Density, Single-Family Residence District
Applicable Regulations:	Chapter V

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to paint the exterior of the house

### **ANALYSIS:**

Before selecting a new color scheme for your building, investigate what colors were used on the building historically. Information can be gathered from asking long-time residents, through viewing old photographs or analyzing the layers of paint in paint chips from various parts of the building. Reference the historic paint colors identified for your building's style.

Use the palette of local materials when selecting colors. For example, use neutral or warm tones when selecting a trim color for a red brick or brown sandstone building or cooler colors for a light colored brick, stucco or limestone façade. A second color palette to consider is that of neighboring properties. You do not want the color of your property to compete or clash with those around you, drawing undue attention to it within the streetscape.

As a general rule, all wood trim on a building should be painted one color, including window frames, porch framing and columns, storefronts, cornice elements and other trim. Sometimes window sashes and storm windows can be painted a different shade with pleasing results.

Use colors that are compatible with each other. Paint manufacturers often have paint charts available showing compatible combinations of colors, and many reference books on color selection are available to consult.

If more than two colors are desired, the proposed color combinations should be provided to the Landmarks Commission with manufacturer's color chips. For a complicated scheme, the Commission may recommend that a small sample area be painted with the selected colors in order to evaluate it on site or through photographs. As a rule of thumb, the simpler the building, the simpler the paint scheme should be. Remember that the base color of the building (including the color of natural brick or stone) should be counted as one of the colors.

**ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments



**RECEIVED**  
5-17-2021

**FOR OFFICE USE ONLY**

Case #: 21-06  
Date/time received: 5/17/21  
Received by: LT

Review Type: ☒ Landmarks ☐ Admin

**SPRINGFIELD HISTORIC LANDMARKS COMMISSION**

**APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS**

**A. PROJECT**

1. Application Type & Project Description (*attach additional information, if necessary*):

painting outside of house

2. Address of Subject Property: 1211 S Fountain Ave

Springfield OH

3. Parcel ID Number(s): \_\_\_\_\_

4. Size of subject property: 2 story House

5. Existing Use of Property: residential

**B. APPLICANT**

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): Eric Dehart

Title: owner

Company (if applicable): \_\_\_\_\_

Mailing address: 1211 S Fountain Ave

City: Springfield State: OH ZIP: 45506

Telephone: (937) 268-0757 FAX: ( ) \_\_\_\_\_

Email: \_\_\_\_\_

3. If the applicant is agent for the property owner:

Name of Owner (title holder): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

Eric Dehart

Signature of Applicant

Eric Dehart

Typed or printed name and title of applicant

## Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

- ☐ Foundations (Sec. V., pg.38)
- ☐ Masonry (Sec. V., pg.42)
- ☐ Wood Siding & Trim (Sec. V., pg.48)
- ☐ Roofs, Dormers, Skylights and Other Features (Sec. V., pg.52)
- ☐ Gutters and Downspouts (Sec. V., pg.58)
- ☐ Windows (Sec. V., pg.60)
- ☐ Doors & Entrances (Sec. V., pg.66)
- ☐ Porches (Sec. V., pg.72)
- ☐ Storefronts (Sec. V., pg.76)
- ☐ Awnings & Canopies (Sec. V., pg.80)
- ☐ Signage (Sec V., pg.84)
- ☐ Cornices, Parapets & Upper Facades (Sec. V., pg.88)
- ☒ Paint Color (Sec. V., pg.90)
- ☐ Adaptive Use (Sec. V., pg. 94)
- ☐ Access for the Disabled (Sec. V., pg.96)
- ☐ Historic Carriage Houses, Garages & Outbuildings (Sec. V., pg.98)
- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☐ Other

### Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

painting House a gray with ~~white~~ white  
trim or white with gray trim





1211 S Fountain Ave.





# **Case # 21-10**

**735 S. Fountain Ave.**

**New Siding.**



## **STAFF REPORT**

TO: Landmarks Commission

DATE: August 4, 2021

PREPARED BY: Stephen Thompson

SUBJECT: COA Request 21-10

### **GENERAL INFORMATION:**

Applicant: Vincent Bernardino, 4208 E National Rd, Springfield, Ohio 45505

Owner: Villegas Victor Manuel Gonzalez, 735 S Fountain Ave, Springfield, Ohio. 45506

Requested Action: Certificate of Appropriateness

Purpose: New Siding

Location: 735 S Fountain Ave.

Size: 0.33 acre

Existing Land Use and Zoning: Residential, RM-12 Low-Density, Multi-Family Residence District

Applicable Regulations: Chapter 1321 of Codified Ordinances and Chapter V of Historic Property design Guidelines.

### **BACKGROUND:**

The applicant seeks a Certificate of Appropriateness to install new siding. The old shingles were removed. They would be replaced with dark blue vinyl. The applicant expressed that cost is a main factor in replacing old shingles with vinyl.

### **ANALYSIS:**

#### Hardship Consideration:

Chapter 1321 provides for consideration of “substantial hardship”. If the Landmarks Commission finds that the proposed work requiring a Certificate is not appropriate but also finds that “failure to issue the Certificate of Appropriateness will create a substantial hardship to the applicant and that the Certificate may be issued without a substantial detriment to the public welfare and without substantial derogation from the purposes of this chapter,” then the Certificate of Appropriateness may be issued for the proposed work.

"Substantial hardship" means a condition unique to the property under consideration and a

condition under which an action by the Landmarks Commission would force the applicant to suffer practical difficulty and denial of the reasonable use of the property. (Ord. 84-549. Passed 11-13-84.) (1321.03)

In the event that the Landmarks Commission finds such proposed construction, reconstruction, alteration, demolition or change in design, color, texture, material or exterior feature of any structure, sign or environmental feature not to be appropriate but failure to issue a Certificate of Appropriateness will create a substantial hardship to the applicant and that such certificate may be issued without substantial detriment to the public welfare and without substantial derogation from the purposes of this chapter, then and in such event, the Secretary of the Landmarks Commission shall issue a Certificate of Appropriateness for such proposed work. (1321.09 (f))

For a historic building that is currently sided with wood siding, the installation of artificial siding (like vinyl or aluminum) is not recommended. Artificial siding detracts from the historic character of both the building and the historic district in which it may be located.

In order for application of artificial siding to be considered by the Commission, one of the following must be true: the building is not historic or contributing to the historic district, there is economic hardship for the property owner, or the building is currently covered with artificial siding in need of replacement. When a historic building is involved, only the actual boards may be covered. Original corner boards and other trim cannot be wrapped; they must be built out to retain the building's original three-dimensional appearance and profile. Keep in mind that the new siding must match the existing size, shape, texture (smooth finish) and exposure of the boards as closely as possible.

**ACTION:**

Approval of the Certificate of Appropriateness.

**ATTACHMENTS:**

1. Vicinity Map
2. Application and Attachments



FOR OFFICE USE ONLY

Case #: 21-10  
Date/time received: 7/15/21  
Received by: \_\_\_\_\_

Review Type: ☐ Landmarks ☐ Admin

SPRINGFIELD HISTORIC LANDMARKS COMMISSION

APPLICATION FOR CERTIFICATE OF  
APPROPRIATENESS

A. PROJECT

1. Application Type & Project Description (*attach additional information, if necessary*):

New siding

2. Address of Subject Property: 735 S Fountain

3. Parcel ID Number(s): \_\_\_\_\_

4. Size of subject property: \_\_\_\_\_

5. Existing Use of Property: \_\_\_\_\_

B. APPLICANT

1. Applicant's Status (*attach proof of ownership or agent authorization*) ☐ Owner

☐ Agent (*agent authorization required*) ☐ Tenant (*agent authorization required*)

2. Name of Applicant(s) or Contact Person(s): Vincent Bernardino

Title: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Mailing address: 4208 E National, Springfield, OH

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: (937) 489 8012 FAX: ( ) \_\_\_\_\_

Email \_\_\_\_\_

3. If the applicant is agent for the property owner:


Name of Owner (title holder): \_\_\_\_\_

Steve Thompson

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**I CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED  
HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.**

\_\_\_\_\_

Signature of Applicant

\_\_\_\_\_

Typed or printed name and title of applicant



### Work Summary

Please place a check at the proposed work item(s) and explain the work fully and with as much detail as possible on the following pages. (Attach extra sheets as necessary). References to the pertinent section of the Springfield Guidelines for Historic Structures follow each work item, as appropriate.

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- ☐ Historic Landscape Features (Sec. V., pg.100)
- ☐ Energy Conservation (Sec. V., pg.106)
- ☐ Demolition: ☐ Full ☐ Partial
- ☐ Other



### Detailed Discussion of Proposed Work

(Please provide as much detail as possible regarding the proposed selected activities – attach additional sheets as necessary. The Historic Landmarks Commission **WILL NOT** hear applications that are incomplete or lacking detail.)

Took off old shingles. Replace with dark blue vinyl. Patched siding underneath. Tree damage on back side. Cost is mark factor. Vbernadino1980@gmail.com



# REQUIRED SUBMITTALS CHECKLIST

(AS APPLICABLE TO PROPOSED PROJECT)

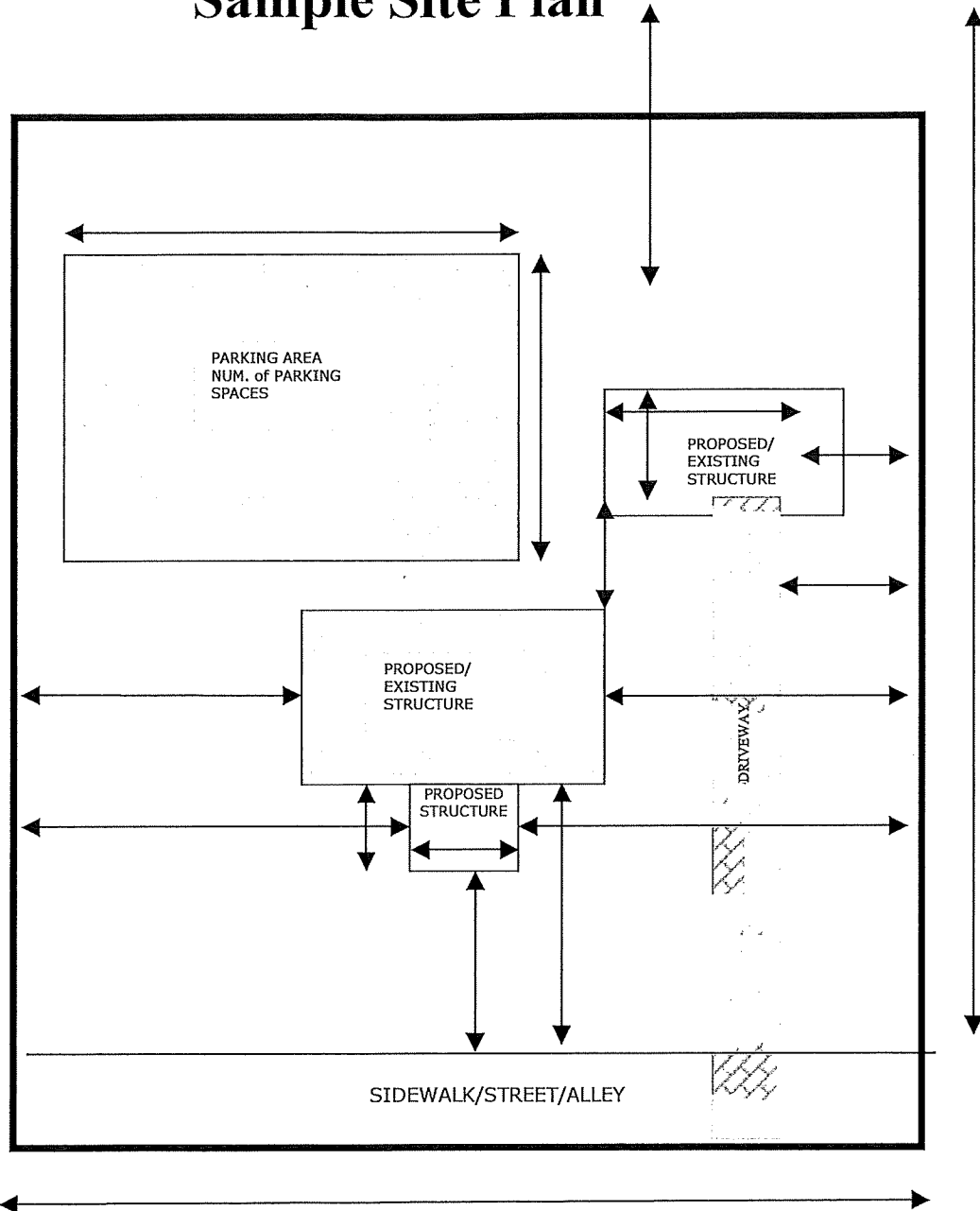
1. Application
2. Work Summary Checklist and Detailed Description
3. Materials List
4. Site Plan
5. Sketches or Drawings Clearly Showing the Proposed Work, as Applicable
6. Color or Materials Samples, as Applicable
7. Detailed Cost Estimates
8. Anticipated Schedule and Timetable to Complete the Repairs
9. Photographs of the Structure Including Views of All Sides, "Streetscape" Views Showing the Relationship of the Structure to Other Properties on the Street, and Detailed Photographs of all Exterior Areas Where the Proposed Work is to Take Place
10. Rationale for Alterations as Proposed

***\*\*APPLICATIONS WILL NOT BE CONSIDERED IF INCOMPLETE\*\****

For additional information on completing the application and for general information on historic structures in Springfield, refer to the "Springfield Guidelines for Historic Structures". Please review Section I, Introduction, beginning on page 4 of the guidelines for general guidance and the format for obtaining a Certificate of Appropriateness. The Guidelines are available in the Community Development Department on the second floor of City Hall at 76 E. High Street or on the City's website at [www.springfieldohio.gov](http://www.springfieldohio.gov).

**For questions concerning the Certificate of Appropriateness procedures and the application schedule, please contact the Planning and Zoning Division at (937) 324-7674 or via email at [sthompson@springfieldohio.gov](mailto:sthompson@springfieldohio.gov)**

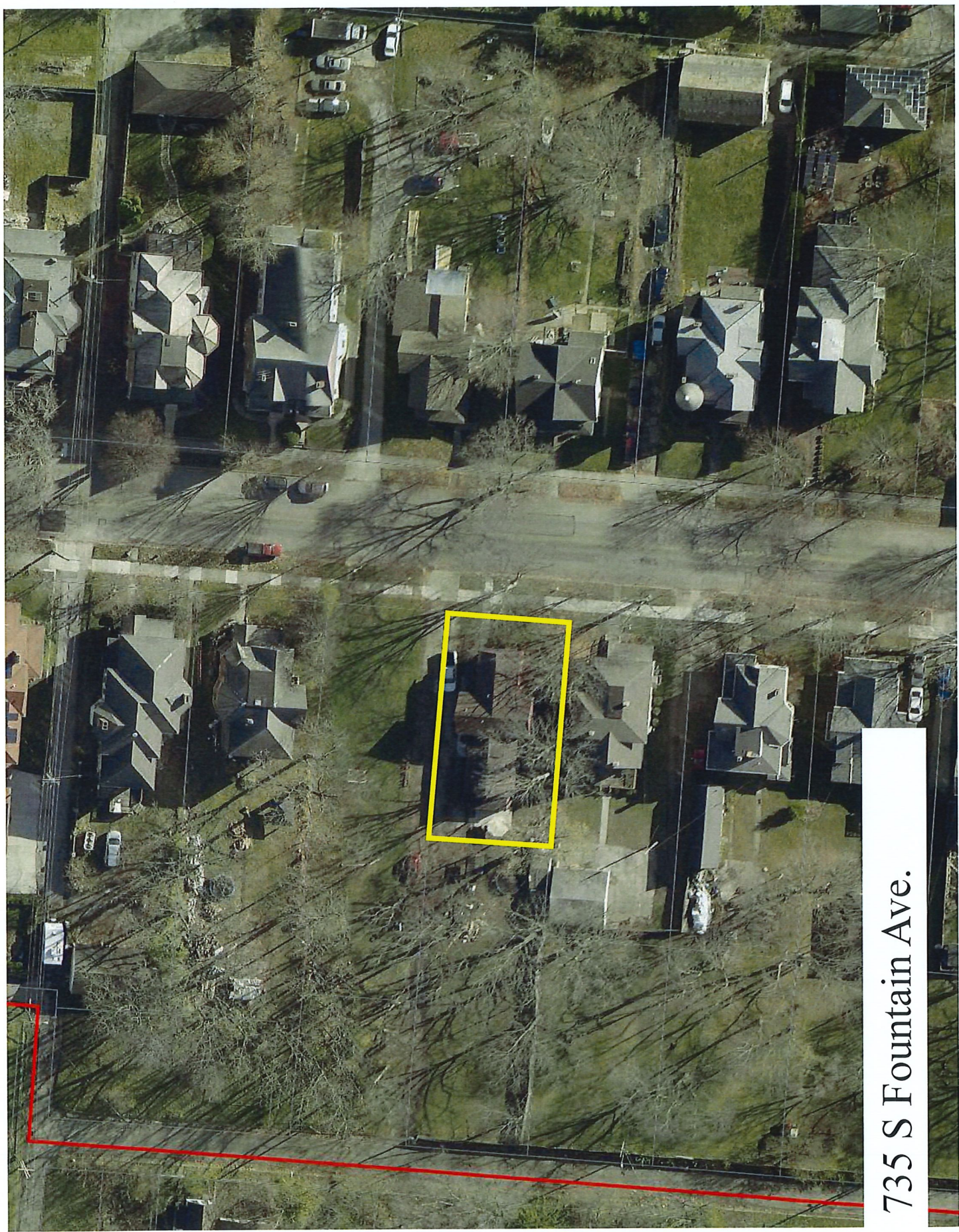
## Sample Site Plan



### Directions:

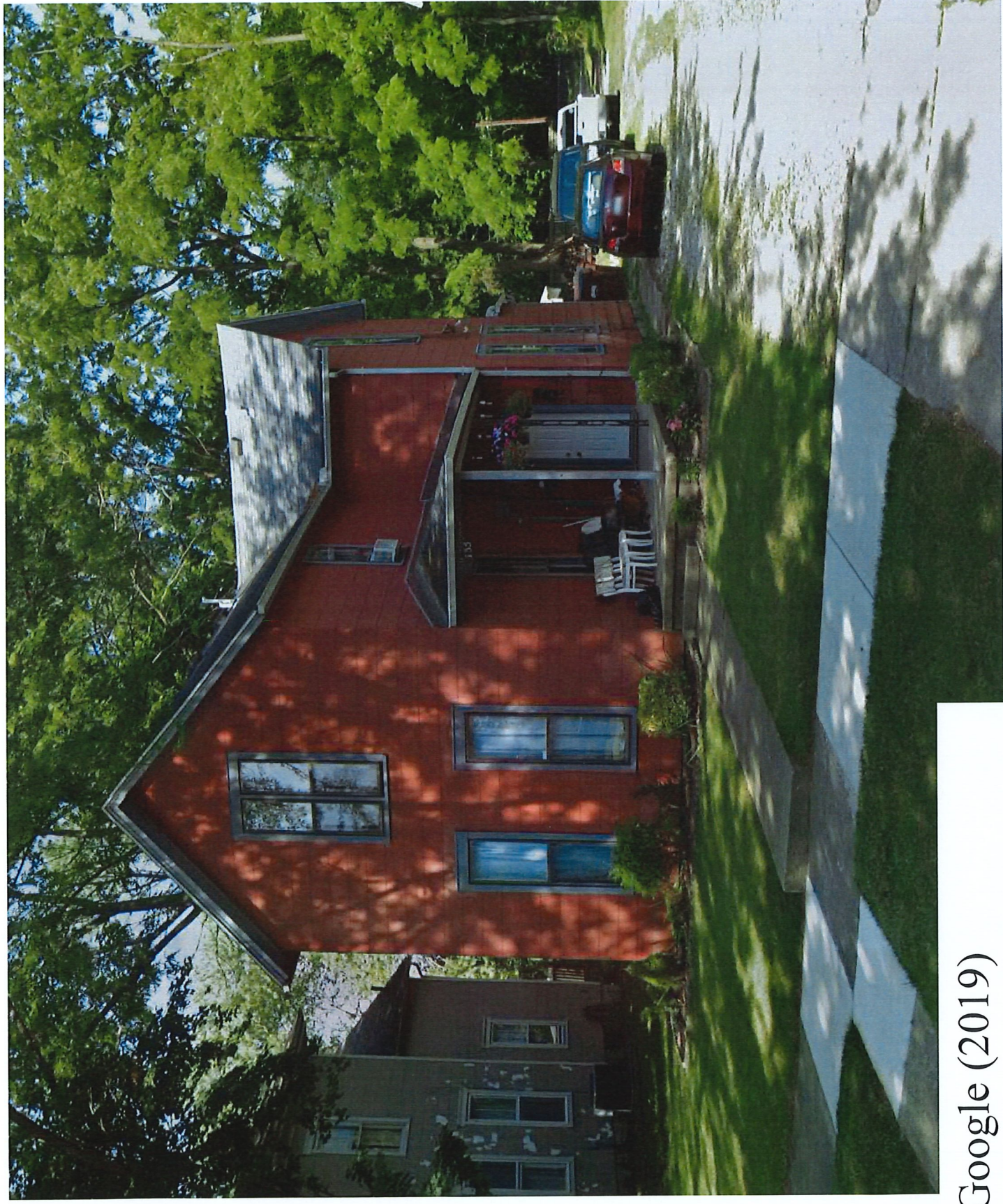
- 1) Show all dimensions of existing & proposed structures and distances from property lines, streets, and alleys.
- 2) Show all dimensions of existing & proposed impervious surfaces (ie. concrete/blacktop surfaces)/parking areas, including number of parking spaces, and distances from property lines, streets, and alleys.
- 3) Indicate whether structures are covered or uncovered (ie. deck or porch with roof).





735 S Fountain Ave.





Google (2019)





August 4, 2021





August 4, 2021



## **2021 LANDMARKS COMMISSION MEETING ATTENDANCE**

[illegible]

# SPRINGFIELD HISTORIC LANDMARKS COMMISSION

## MEETING SCHEDULE for 2021

The Springfield Historic Landmarks Commission (SHLC) meets on the first Monday following the first Tuesday of the month (except for holidays). All meetings are held at 5:30 P.M. in the City Hall Forum.

*\* Please note the application deadline date - generally three weeks in advance of the meeting. \**

Meeting Date	Application Deadline
January 11, 2021	December 21, 2020
February 8, 2021	January 15, 2021
March 8, 2021	February 12, 2021
April 12, 2021	March 22, 2021
May 10, 2021	April 19, 2021
June 7, 2021	May 17, 2021
July 12, 2021	June 21, 2021
August 9, 2021	July 19, 2021
September 13, 2021	August 23, 2021
October 11, 2021	September 20, 2021
November 8, 2021	October 18, 2021
December 13, 2021	November 22, 2021

## 2021 CITY COMMISSION CALENDAR

JANUARY 2021						
Su	M	Tu	W	Th	F	Sa
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MARCH 2021						
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MAY 2021						
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30	31				Election Day	
JULY 2021						
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SEPTEMBER 2021						
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NOVEMBER 2021						
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28	29	30	Budget Mtgs	Election Day		
FEBRUARY 2021						
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APRIL 2021						
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JUNE 2021						
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AUGUST 2021						
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OCTOBER 2021						
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DECEMBER 2021						
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2022 Important Dates: Tuesday, Jan. 4, 2022 – Organizational Meeting